



Low Willington, Willington, DL15 0BG
3 Bed - Bungalow - Semi Detached
£180,000

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Low Willington Willington, DL15 0BG

Robinsons are delighted to offer to the sales market this charming three-bedroom semi-detached bungalow, available with no onward chain. Beautifully maintained and improved over the years, the property offers excellent potential, including an attic conversion providing two additional bedrooms. The home benefits from UPVC double glazing and is heated via a 'Baxi' gas combination boiler.

The internal accommodation comprises an inviting entrance hallway leading to a spacious lounge with pleasant views to the front aspect. The kitchen is well-fitted with an extensive range of wall, base, and drawer units, complete with an integrated oven and hob. A useful utility room provides access to both the rear garden and the integral garage.

The shower room features a modern three-piece suite. There is one ground-floor bedroom with fitted wardrobes, plus a versatile additional room - formerly a bedroom - currently housing the staircase to the first floor. This space would make an ideal second reception room or could easily be adapted to create a fourth bedroom.

To the first floor are two further bedrooms, each offering built-in storage and access to a useful attic area.

Externally, the property boasts well-maintained gardens to the front, side, and rear, featuring mature borders and hedging. A driveway provides off-street parking and leads to a single integral garage with electric garage door.

Situated in the sought-after area of Low Willington, where bungalows rarely become available, the property enjoys convenient access to a range of local amenities, healthcare services, and regular bus routes. Nearby towns including Spennymoor, Bishop Auckland, and Crook are all within easy reach.

Early internal viewing is highly recommended. Please contact Robinsons to arrange your appointment.











Agents Notes

Council Tax: Durham County Council, Band C £2331.00

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – being applied for N/a

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

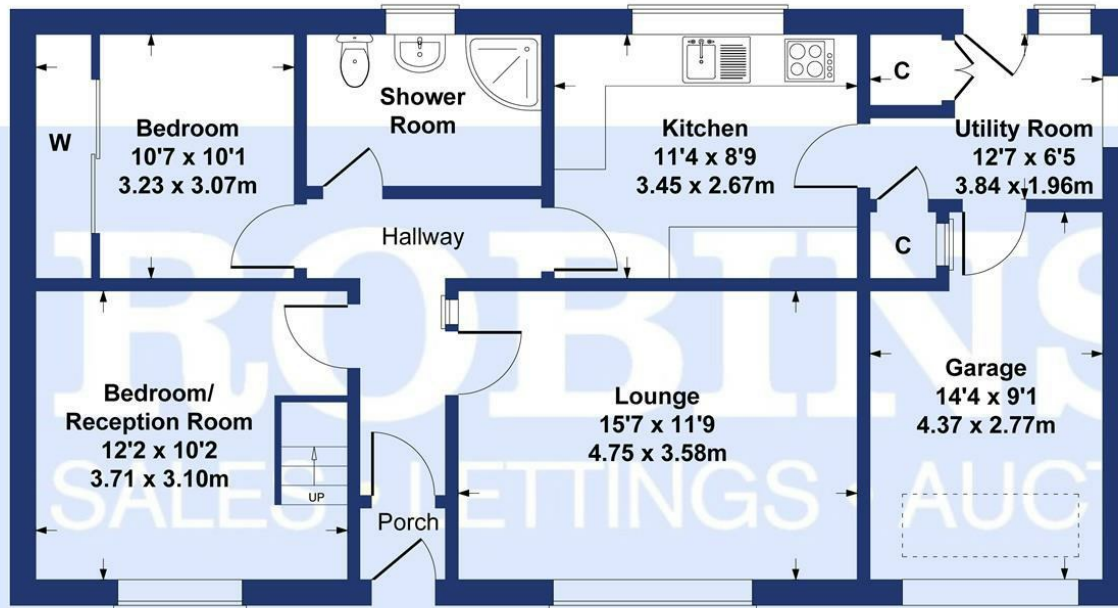
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

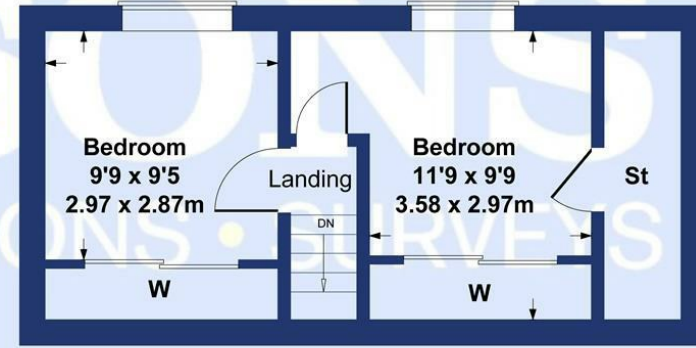
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	72
EU Directive 2002/91/EC			

Low Willington, Willington

Approximate Gross Internal Area
1165 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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